

PENTHOUSE

PRIME FIRST-ROW
PENTHOUSE EDITION BY MR.EIGHT

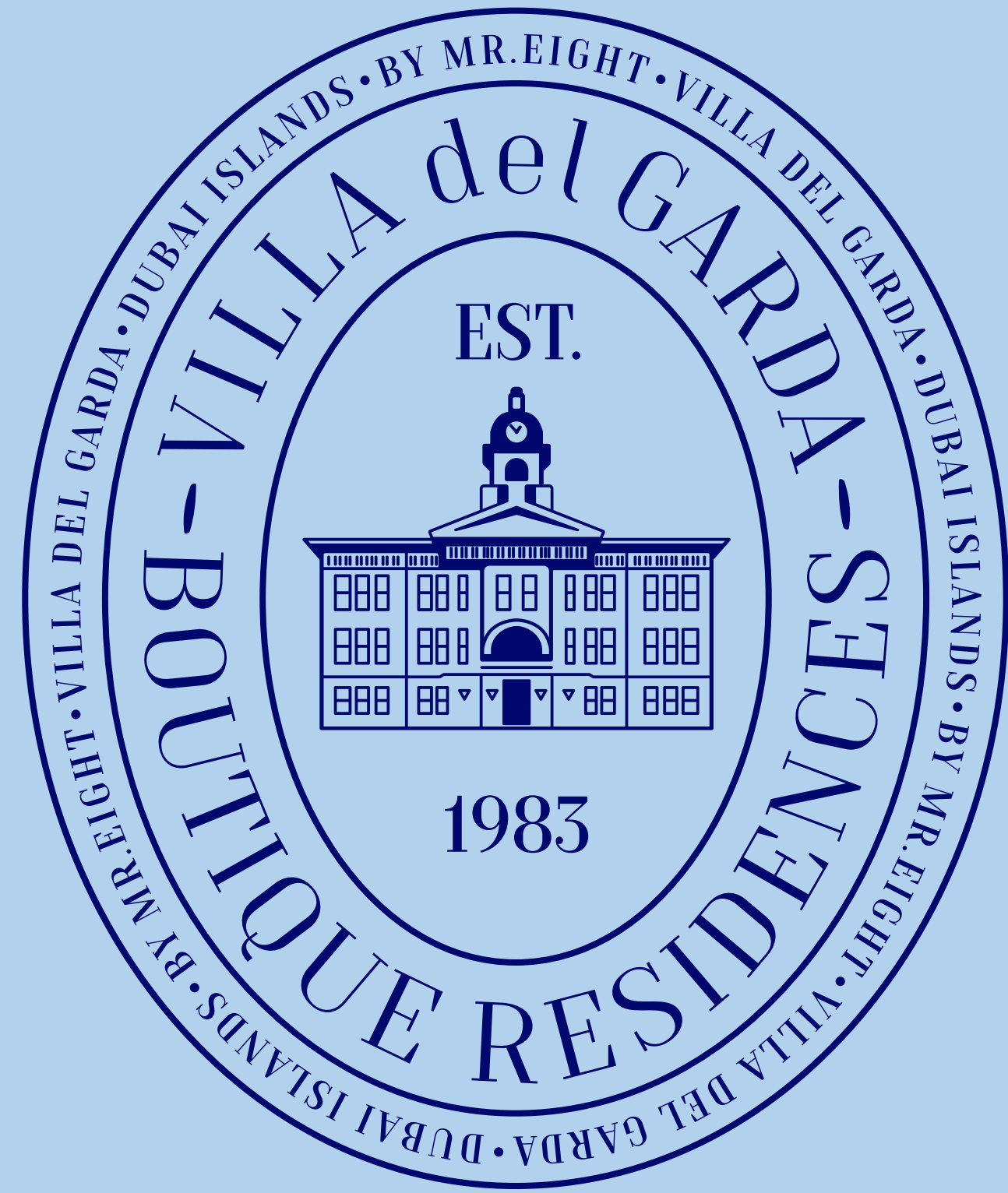




VILLA *del* GARDA
PENTHOUSE

EDITION

PRIME FIRST-ROW YACHT CLUB LOCATION
DUBAI ISLANDS





MR.EIGHT
BRANDED RESIDENCES

PENTHOUSE

5-BEDROOM PENTHOUSE IS A LIMITED-EDITION ROOFTOP RESIDENCE DESIGNED FOR TRUE WATERFRONT LIVING. FEATURING EXPANSIVE INTERIORS, A PRIVATE TERRACE, AND PANORAMIC MARINA VIEWS, IT COMBINES REFINED EUROPEAN ELEGANCE WITH THE COMFORT OF A PRIVATE VILLA — ELEVATED ABOVE THE CITY, WITH SPACE, PRIVACY, AND EFFORTLESS LUXURY IN EVERY DETAIL.

MR. EIGHT

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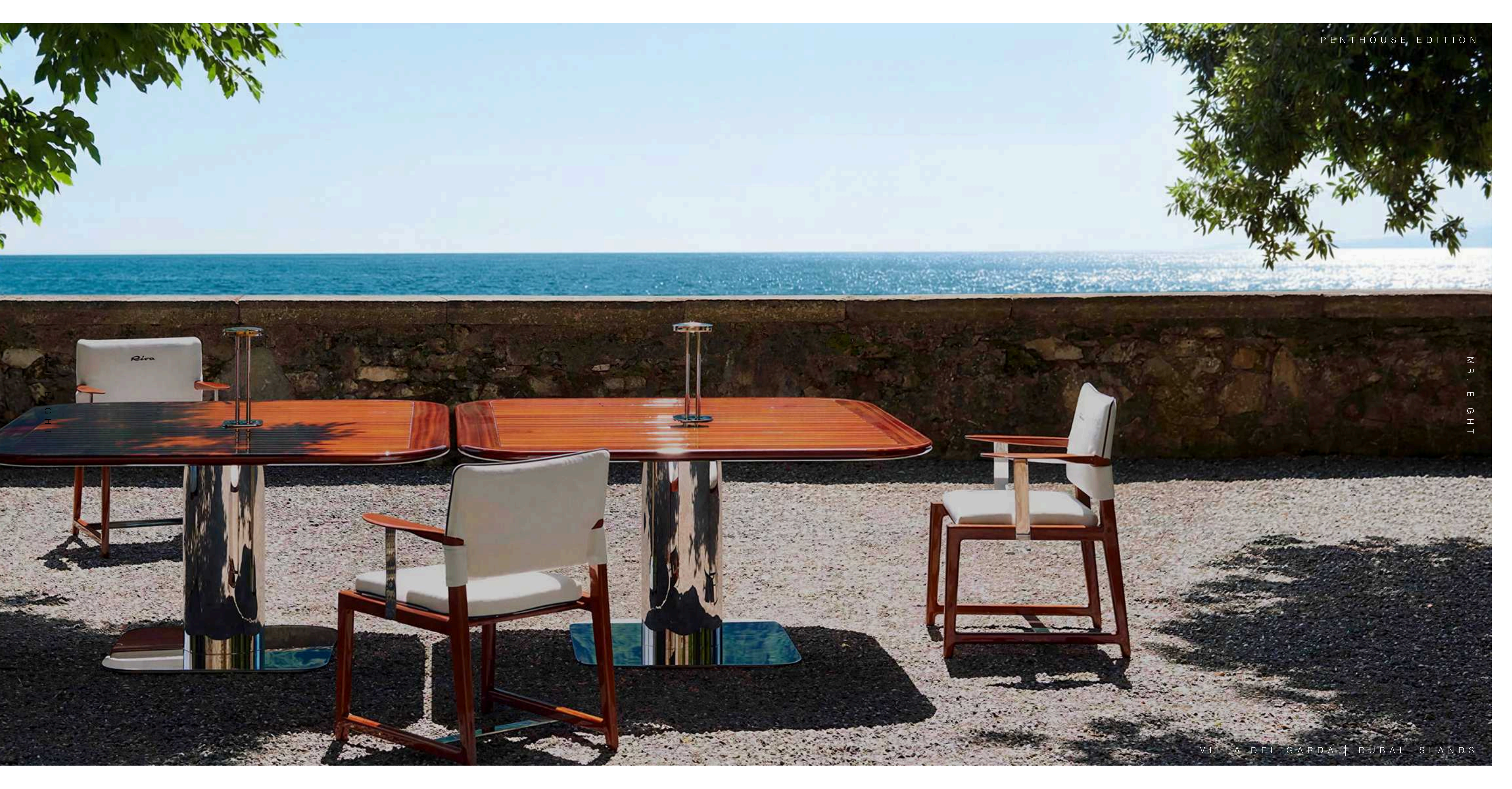
EXTETA
X
Riva

Lobby Interiors
ITALIAN HERITAGE REIMAGINED
FOR CONTEMPORARY LIVING

Grand Lobby of Villa del Garda, the furniture collection designed by Massimo Castagna stands as a true heritage masterpiece, celebrating the authentic essence of Riva and its more than 180 years of history. Each element reflects the exceptional craftsmanship that has defined the Sarnico brand since 1842 — from the timeless Dolce Vita spirit of the 1960s to the technological innovation and full-custom approach that shape its contemporary evolution.

Inspired by the world of yachting, the collection brings refined nautical elegance into the heart of the residence, transforming the lobby into an architectural statement of lifestyle, culture, and design. An ode to the sea, to beauty, and to the art of living — this is Exteta x Riva, curated as the defining design experience of Villa del Garda.





PHOTOGRAPHY

M.R. EIGHT



MR. EIGHT

MR. EIGHT



VILLA *del* GARDA

BRANDED RESIDENCES BY
∞ MR.EIGHT

A LA CÀRTE SERVICES AN ESTATE MANAGER TO ARRANGE IT ALL

A dedicated hospitality company by Mr. EIGHT Hotel Management LLC, overseeing all à la carte services and daily operations ensuring every resident enjoys the comfort, discretion, and attention to detail of a five-star hotel within the privacy of their own home.

ROLLS-ROYCE WITH CHAUFFEUR

MOTOR BOAT WITH CAPTAIN

GOLF CARTS WITH CHAUFFEUR



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Transfers or business meetings, this service offers unmatched comfort and convenience. This chauffeur service is provided as an à la carte service and is charged separately from the service charge.

Each resident enjoys access to a luxury Italian Riva motorboat available through the à la carte services. Moored at the Marina just five minutes from the residence, it can be pre-booked for private trips, offering an exclusive blend of elegance and freedom on the water.

Residents of Villa del GARDA benefit from the convenience of in-house golf cart service, providing seamless mobility across the island. Whether heading to the marina, nearby shopping destinations, or the beach, this service offers an effortless and refined way to move around and enjoy the full island lifestyle.

VILLA DEL GARDA | DUBAI ISLANDS

PENTHOUSE EDITION

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VILLA DEL GARDA | DUBAI ISLANDS

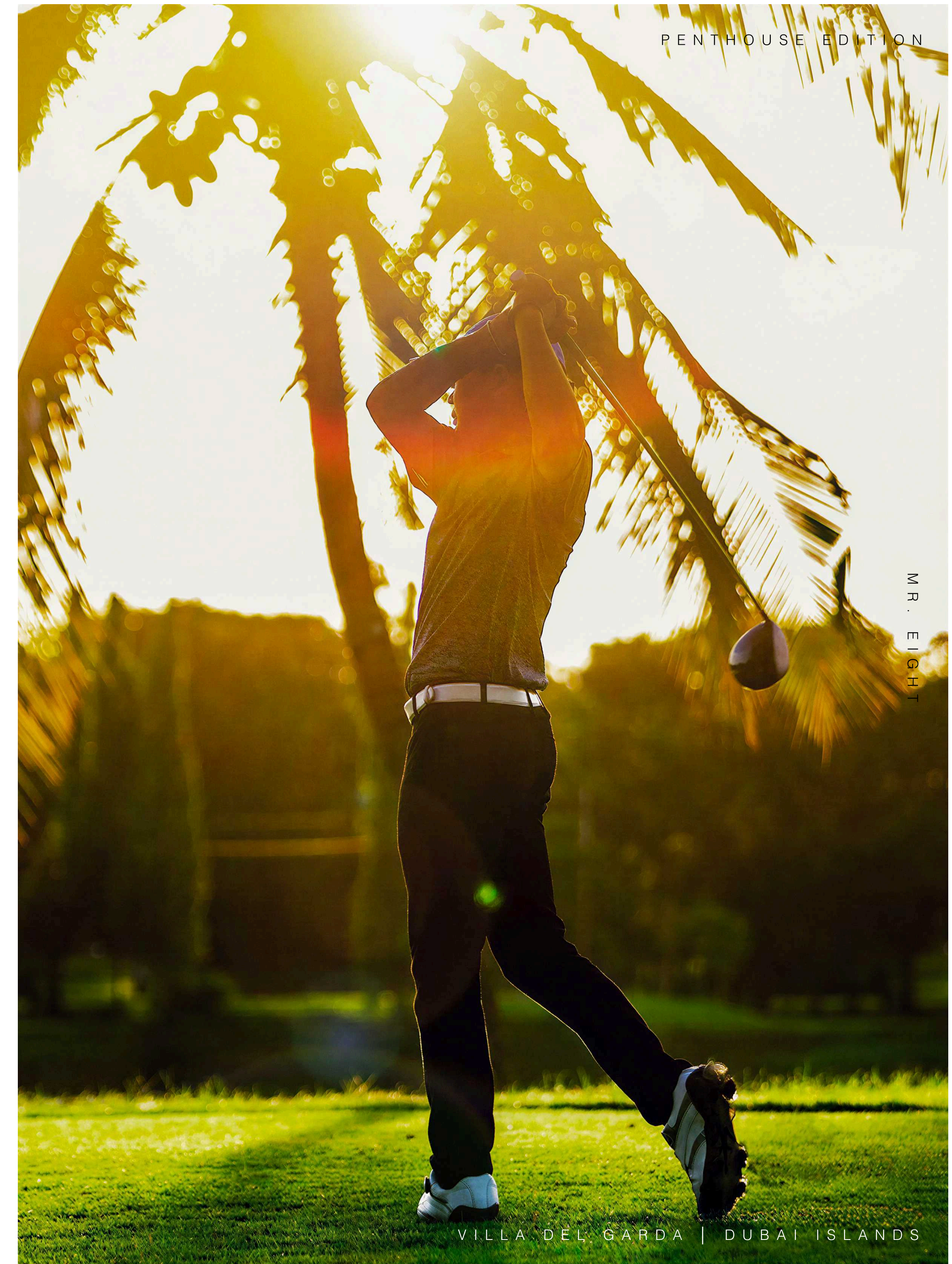


Elevate Living

DESIGNED FOR WELLBEING

The swimming pools at Villa del Garda are designed to meet the highest international standards, featuring fully filtered water systems and full compliance with all required certifications. The main infinity pool offers open views over the harbor and marina, reinforcing a lifestyle connected to water and movement. This approach naturally aligns with the wider sports and wellness ecosystem of Dubai Islands, where golf courses, outdoor activities, and active waterfront living support a balanced, health-focused way of life for residents who value both performance and well-being.

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DUBAI ISLANDS VILLA *del* GARDA



The World Islands



Atlantis



Palm Jumeirah



Ain Dubai



Burj Al Arab

Madinat Jumeirah

Jumeirah Beach Hotel

Bulgari Resort Dubai

Nikki Beach Resort & Spa Dubai

La Mer Island



Dubai Hospital

Waterfront Market

Dubai Marina

Emirates Hills

Emirates Living



Gold & Diamond Park

Umm Suqeim

Sheikh Zayed Road

Al Quoz Industrial Area

Al Khail Road

Dubai Hills Estate

Jumeirah

Al Wasl Road

Dubai Canal

Safa Park

Coca-Cola Arena

Burj Khalifa

DIFC

Za'abeel

Dubai Frame

Zabeel Park

Ras Al Khor Wildlife Sanctuary

Dubai Creek Harbour



Dubai International Airport

DUBAI ISLANDS VILLA *del* GARDA

1 Wellness Resort

2 Eco Resort

3 18-Hole Golf Course

4 Scenic Drive

5 Oasis Park

6 Family Resort

7 Marina Village

8 Beach Front Resort

9 Beach Front Residential

10 Marina

11 Marina

12 9-Hole Golf Course

13 Boutique Mixed Use Village

14 Sports Club and Aquatic Center

15 Beach Club

16 Mall

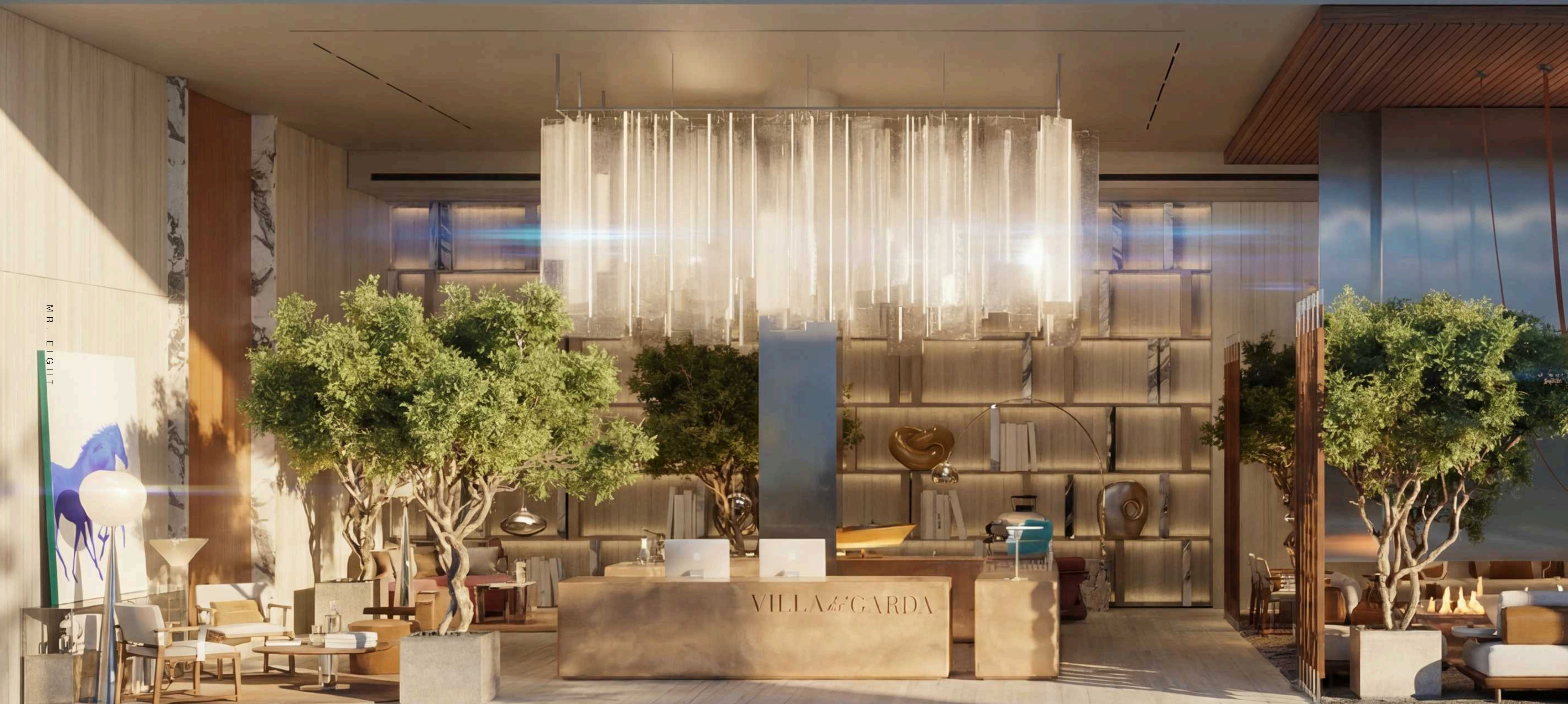
17 Urban Island Residential

18 Destination Art & Cultural District

19 Golf Club/ Sports Club



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INTERIORS
The Delight Chairs
by
EXTETA

Grand lobby THE RESIDENCE

The Villa del GARDA Grand Lobby is inspired by its proximity to the marina and the refined interiors of iconic Italian yachts, conceived as an elegant extension of life on the water. The space translates a timeless nautical aesthetic into a sophisticated residential setting, where craftsmanship, material integrity, and proportion take precedence over trends.

Natural travertine stone and warm teak surfaces define the architectural palette, subtly referencing classic yacht decks and creating a balanced dialogue between maritime character and architectural permanence. This atmosphere is complemented by a carefully curated furniture selection, including pieces designed by Massimo Castagna for Exteta, whose work is widely recognized for its close association with Italian nautical culture and refined outdoor living.

The lobby's furnishing concept is further enriched by seating from Loro Piana Interiors, developed in collaboration with Exteta and Paola Navone, combining sartorial Italian textiles with restrained, timeless design. At the heart of the space, a sculptural centerpiece in polished platinum frames the reception desk and integrates a dedicated barista zone, transforming arrival into a moment of calm sophistication. Above, bespoke glass installations introduce light and movement, completing a setting defined by understated elegance and enduring Italian values.

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Resident Privileges
A LIFESTYLE BEYOND RESIDENCE

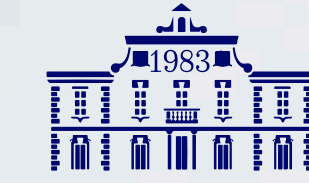
LIVING AT VILLA DEL GARDA, RESIDENTS ENJOY PRIVILEGED ACCESS TO A CURATED LIFESTYLE EXPERIENCE, DESIGNED AROUND COMFORT, PRIVACY, AND REFINED LEISURE. IN ADDITION, ALL RESIDENTS HAVE ACCESS TO AN À LA CARTE CHAUFFEUR SERVICE FEATURING TWO LUXURY VEHICLES ROLLS-ROYCE CULLINAN AND ROLLS-ROYCE GHOST, AVAILABLE FOR AN ADDITIONAL FEE.

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BRANDED RESIDENCES

ICON SKYVILLA

THE ICON SKY VILLA ROOFTOP TERRACE IS YOUR PRIVATE ROOFTOP BEACH CLUB — WITH A LARGE POOL, BBQ AREA, AND SUN LOUNGERS, ALL OVERLOOKING THE MARINA. A SPACE MADE FOR SUNSET MOMENTS, EFFORTLESS HOSTING, AND TOTAL PRIVACY ABOVE THE CITY.

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B&B ITALIA

ICONIC FURNITURE COLLECTION BY CASSINA & B&B ITALIA — TIMELESS PIECES THAT COMPLETE THE INTERSTELLAR LOBBY
EACH ITEM CARRIES A STORY, ADDING DEPTH AND CHARACTER TO THE OVERALL DESIGN.

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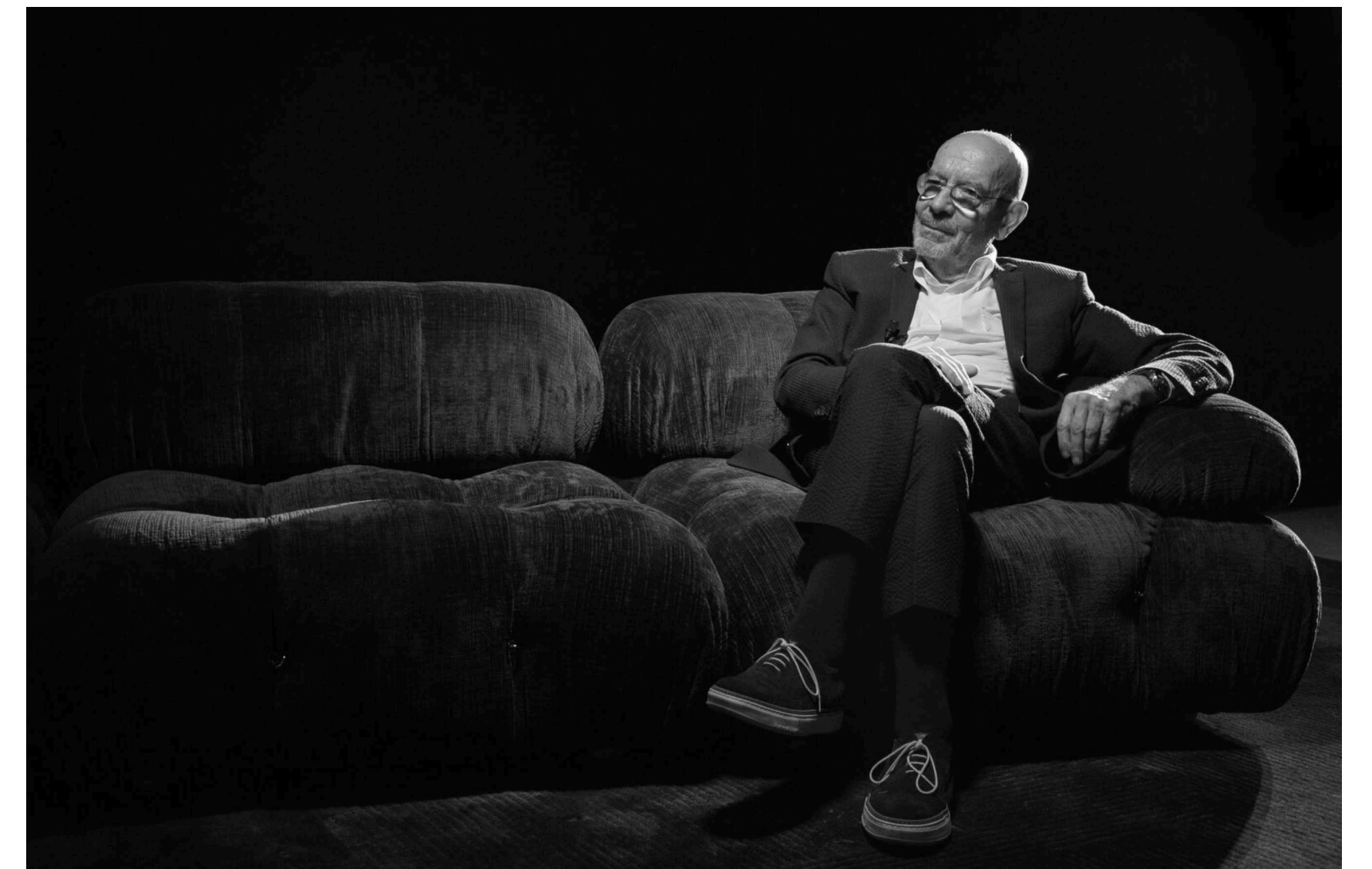
ICONIC CHAIR BY B&B ITALIA CELEBRATES 50TH ANNIVERSARY. THIS YEAR, TO CELEBRATE THE 50TH BIRTHDAY OF THE CHAIR, B&B ITALIA HAS OPENED ITS WARDROBE UP TO ORANGE-RED.



THE ORIGINAL UP CHAIR, DESIGNED IN 1969, WAS MANUFACTURED BY C&B ITALIA (NOW B&B ITALIA). IT WAS MADE FROM POLYURETHANE, ARRIVED FLAT, AND ROSE TO ITS FINAL SHAPE WITH THE HELP OF FREON GAS.



CAMALEONDA, THE SOFA SYSTEM DESIGNED IN 1970 BY MARIO BELLINI. THIS MODULAR SOFA HAS DEFINED THE AESTHETICS OF AN ENTIRE ERA OF INTERIOR DESIGN, THANKS TO ITS GREAT SUCCESS BOTH IN TERMS OF THE PUBLIC AND CRITICS.



MARIO BELLINI IS AN ITALIAN DESIGNER KNOWN FOR HIS ICONIC CREATIONS IN FURNITURE AND ARCHITECTURE ONE OF WHICH THE CAMALEONDA COUCH, DESIGNED IN 1970, IS A TIMELESS MASTERPIECE THAT HAS BECOME AN ICON IN THE DESIGN WORLD WITH ITS UNIQUE DESIGN, WITH INTERCHANGEABLE ELEMENTS AND VERSATILE SEATING OPTIONS, HAS MADE IT A BELOVED PIECE OF FURNITURE FOR DECADES.

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GAGGENAU

FOR THOSE WHO KNOW
THE DIFFERENCE

GAGGENAU APPLIANCES SELECTED FOR THE PENTHOUSE REFLECT MORE THAN 300 YEARS OF CRAFTSMANSHIP AND ENGINEERING EXCELLENCE. MUCH OF EACH PIECE IS STILL CRAFTED BY HAND, WITH EVERY STAGE — FROM SHAPING THE STEEL TO ASSEMBLING THE ADVANCED DIGITAL INTERFACES IN CONTROLLED CLEANROOM ENVIRONMENTS — GUIDED BY SKILLED ARTISANS. THIS COMMITMENT TO PRECISION, DURABILITY, AND TIMELESS QUALITY DEFINES WHY GAGGENAU WAS CHOSEN FOR THE PENTHOUSE, WHERE UNCOMPROMISING PERFORMANCE MEETS REFINED DESIGN.

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ROOFTOP TERRACE

The Icon Sky Villa rooftop terrace is your private rooftop beach club —featuring a large swimming pool, a fully equipped BBQ and outdoor kitchen area, and elegant sun loungers overlooking the marina.

The entire rooftop is furnished with high-quality Italian outdoor furniture, selected for its refined design, durability, and timeless elegance. The BBQ and outdoor kitchen are fitted with Italian-made kitchen equipment, ensuring professional-level performance and long-lasting quality.

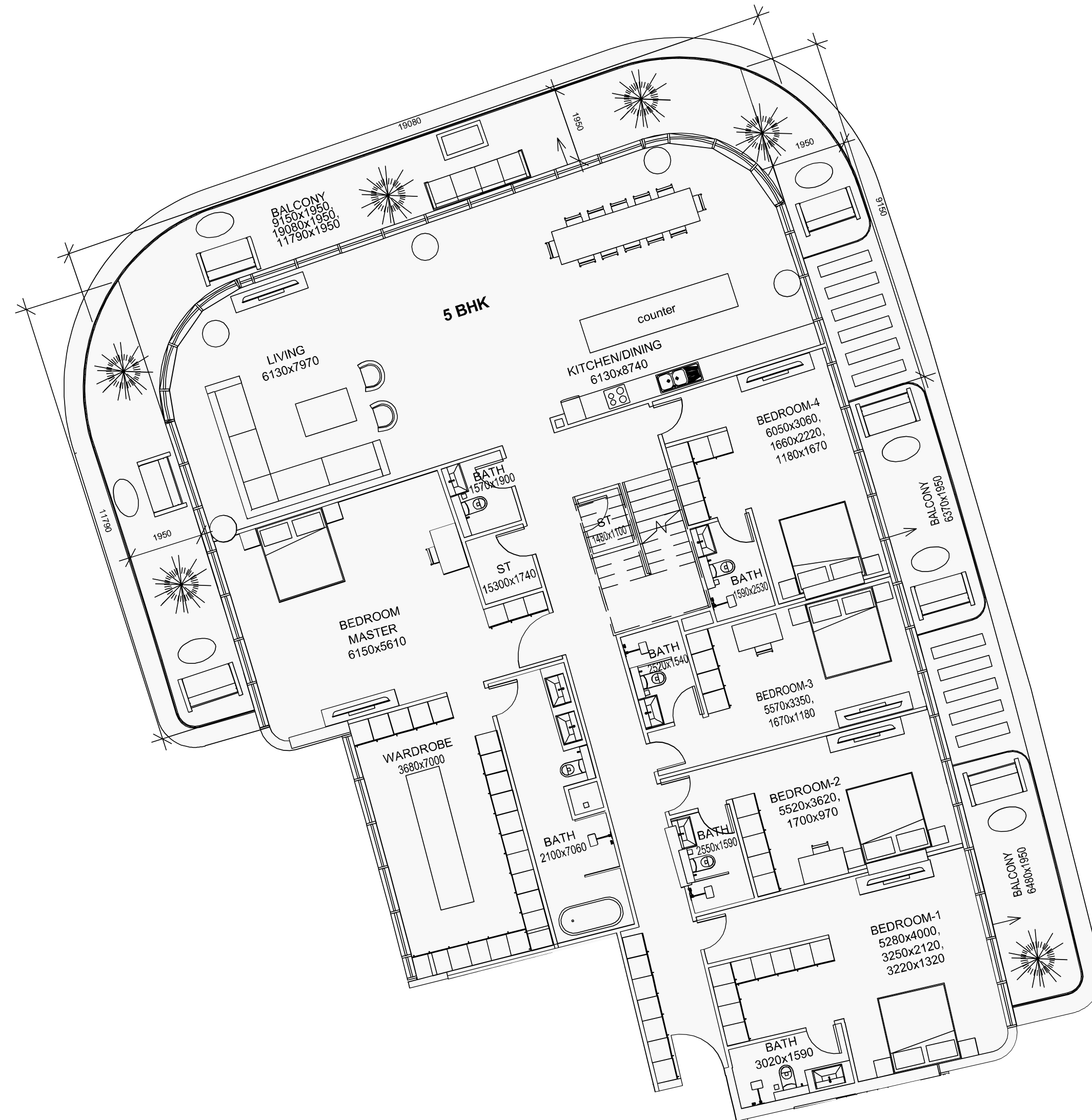
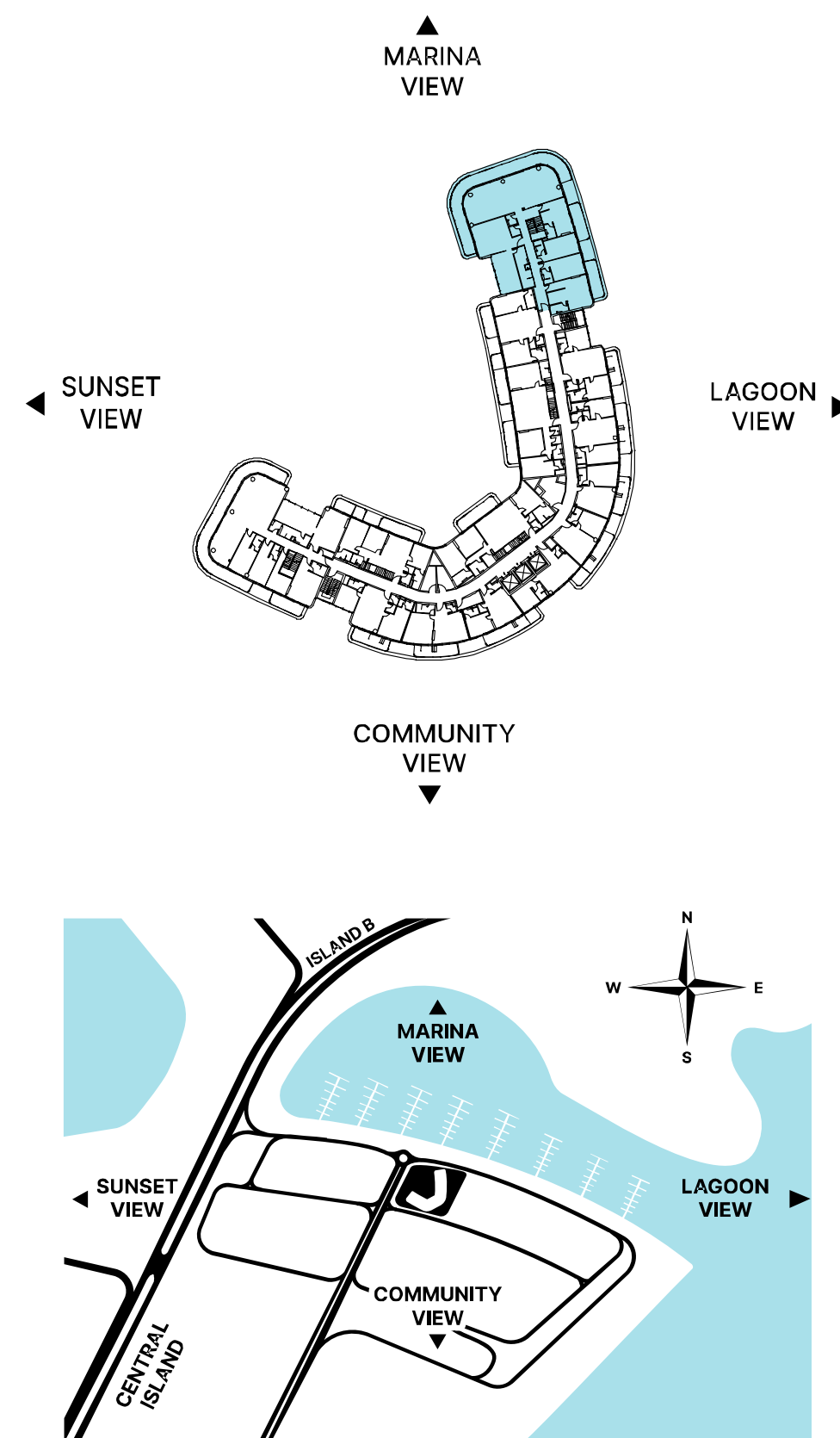
The terrace flooring is finished in premium central Italian travertine, a natural stone known for its ability to stay cooler under the sun and for its graceful aging over time. This material develops a distinctive patina, enhancing its character and creating a subtle old-money aesthetic that only improves with the years.



VILLA del GARDA

DUBAI ISLANDS

RESIDENCE
No: 709



PROJECT DETAILS

Project Name: MR8: Villa Del Garda
 Location: Dubai Islands
 Estimated Completion Date: Q1 2028

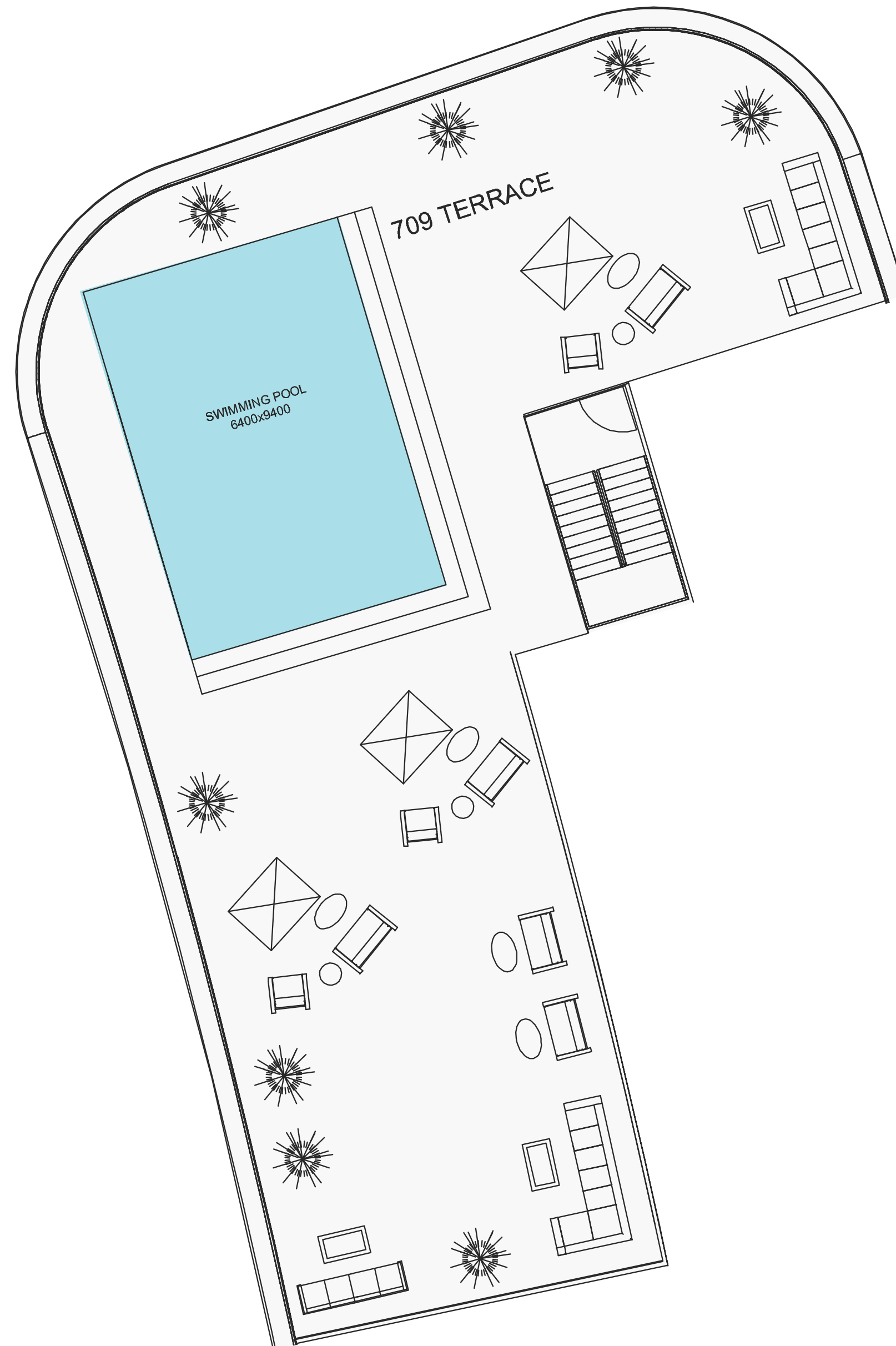
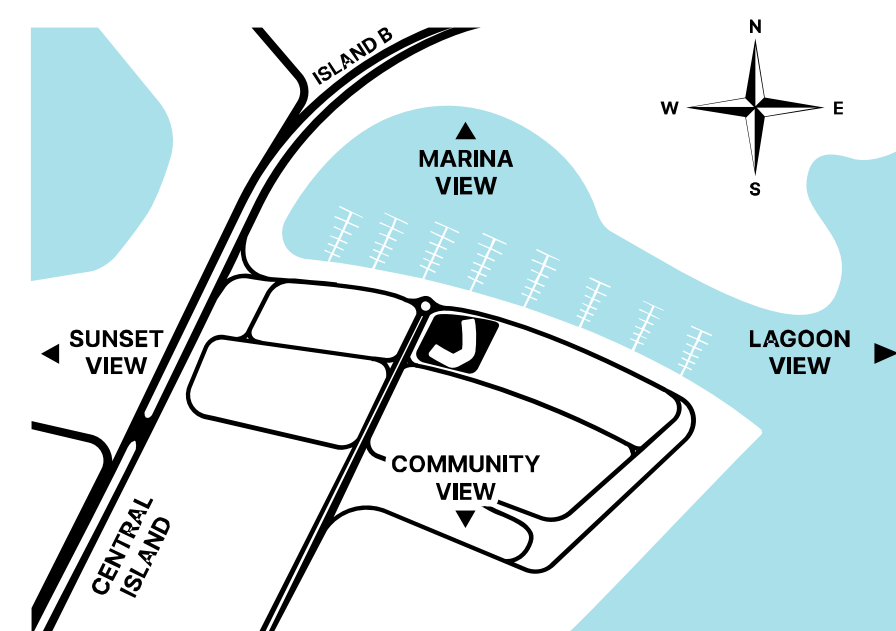
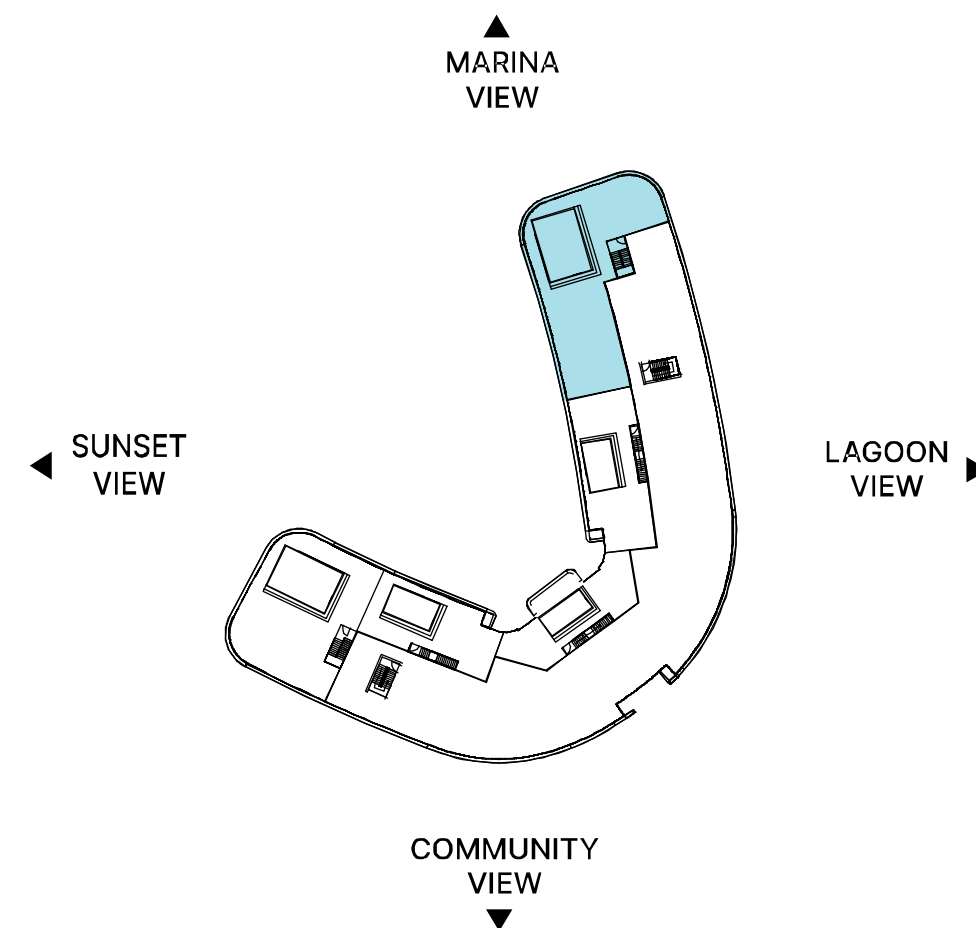
PROPERTY SIZING DETAILS

Project Type: Luxury Hotel Service Apartment
 Unit Type: 5BR
 Unit No: 709 + R
 Floor: 7
 No. of Parking: 3
 Plunge Pool in terrace: Yes
 Suite Area: 4034,42 sq. ft / 374,81 sq. m
 Balcony Area: 5064,96 sq. ft / 470,55 sq. m
 Total Area: 9099,38 sq. ft / 845,36 sq. m
 Furnished: Fully furnished and equipped

VILLA *del* GARDA

DUBAI ISLANDS

UPPER-LEVEL TERRACE No: 709



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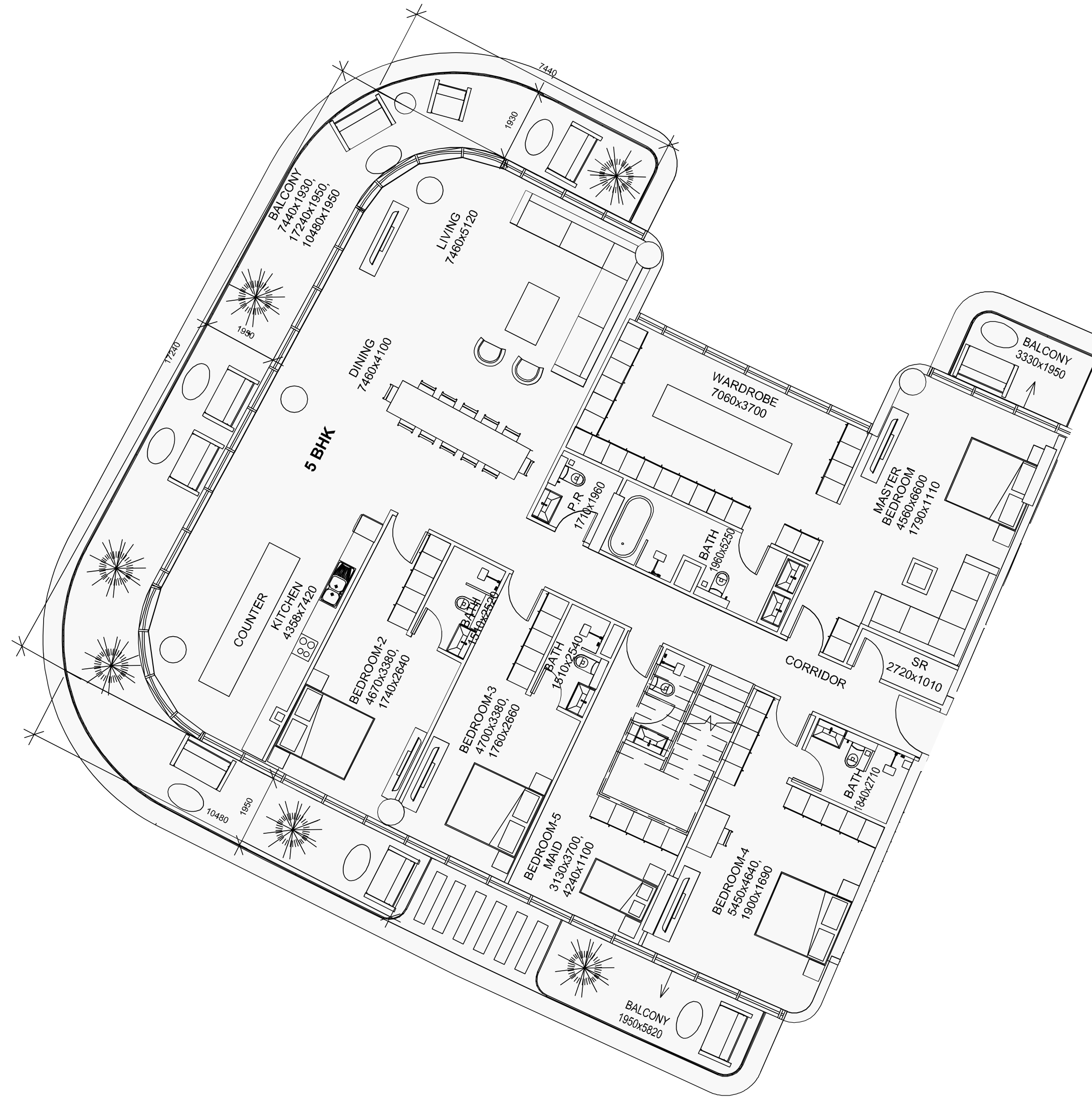
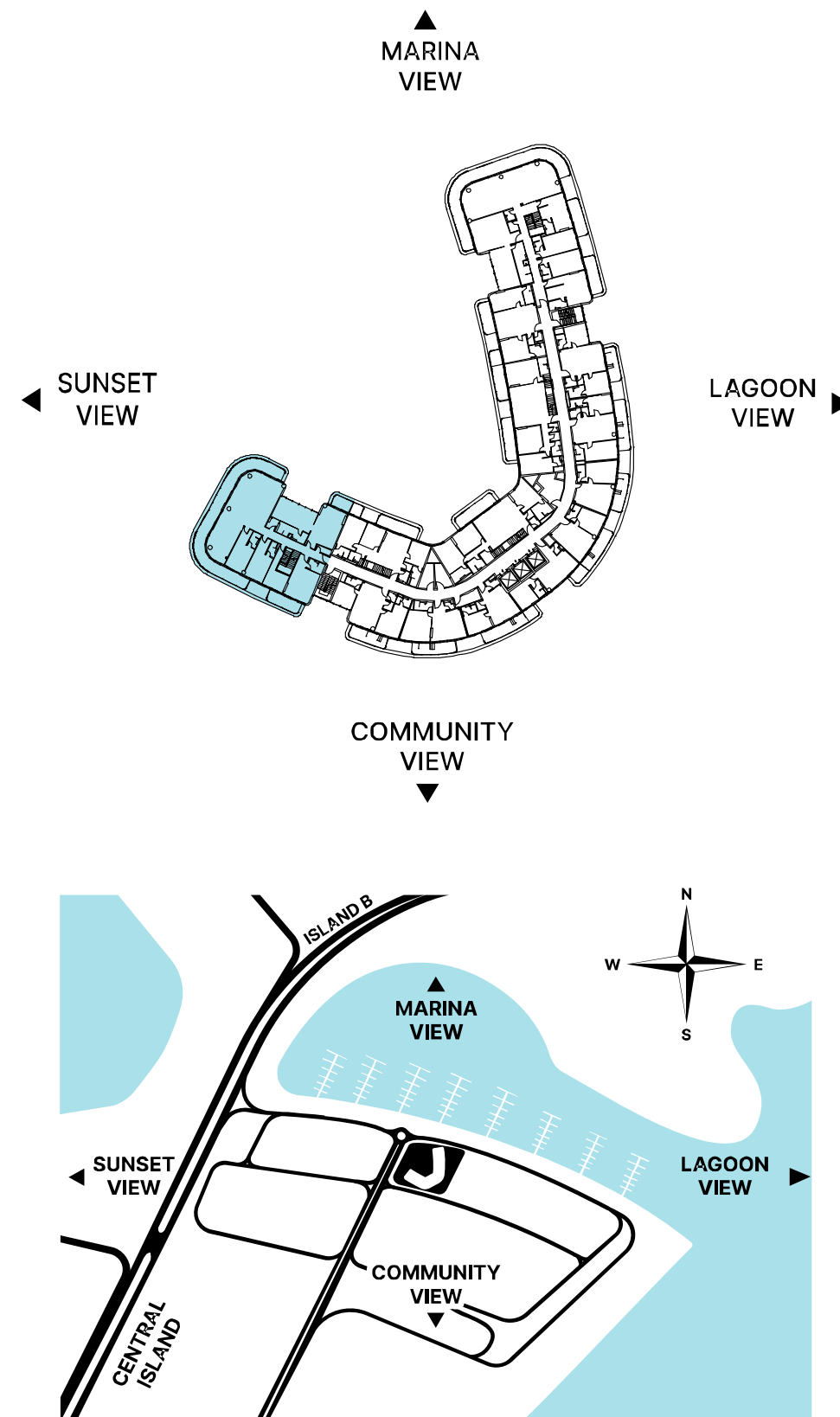
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VILLA del GARDA

DUBAI ISLANDS

RESIDENCE No: 704



PROJECT DETAILS

Project Name: MR8: Villa Del Garda
 Location: Dubai Islands
 Estimated Completion Date: Q1 2028

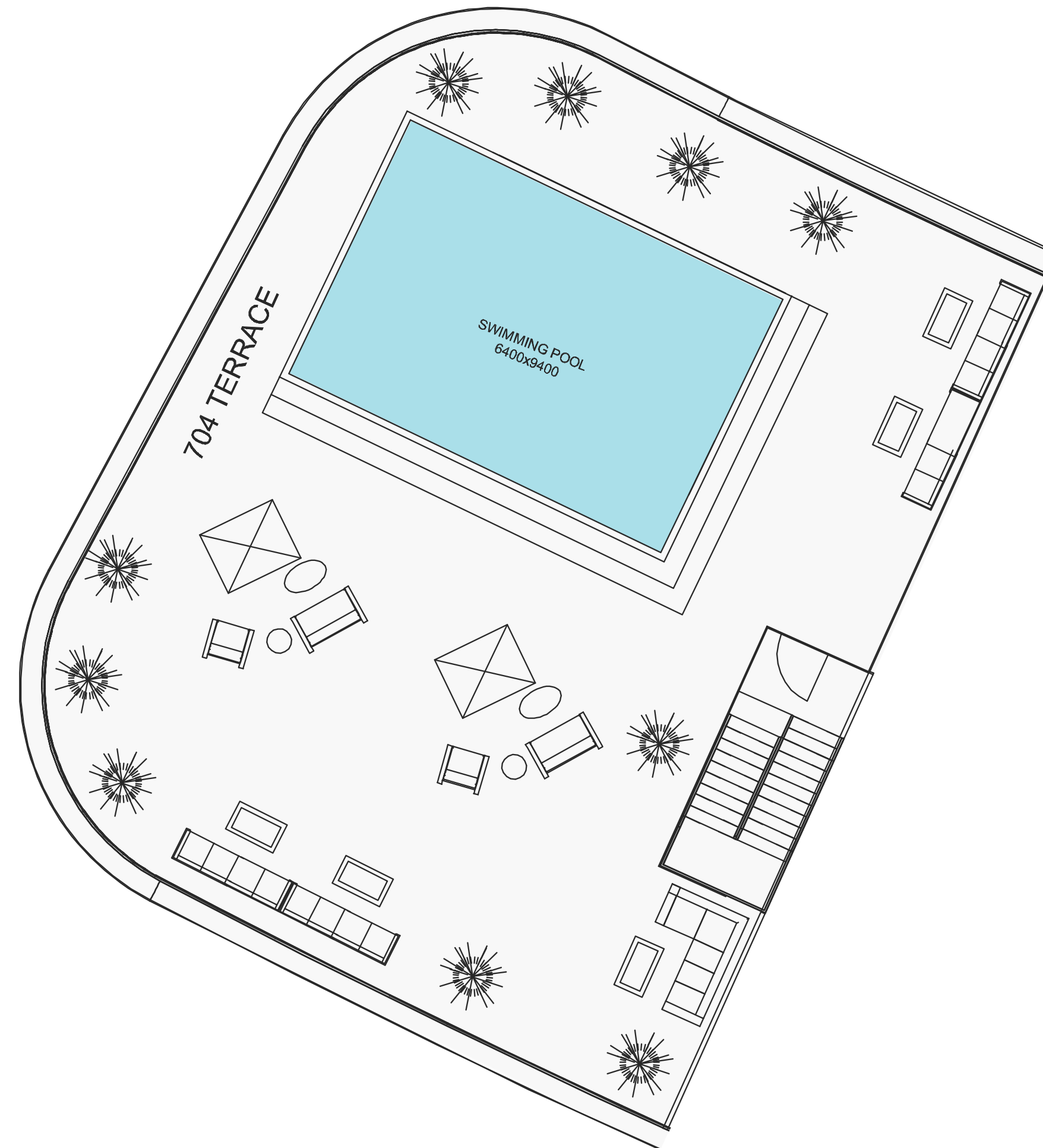
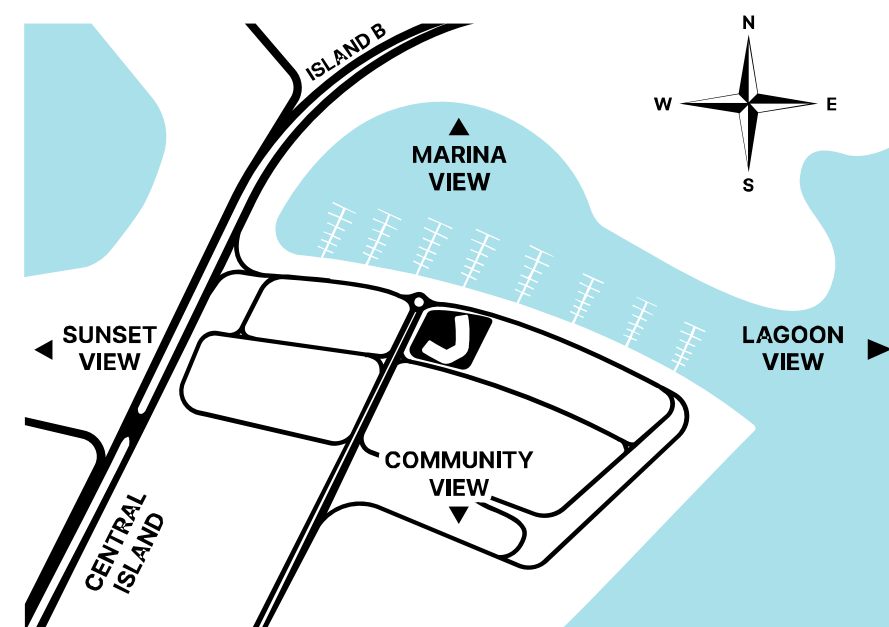
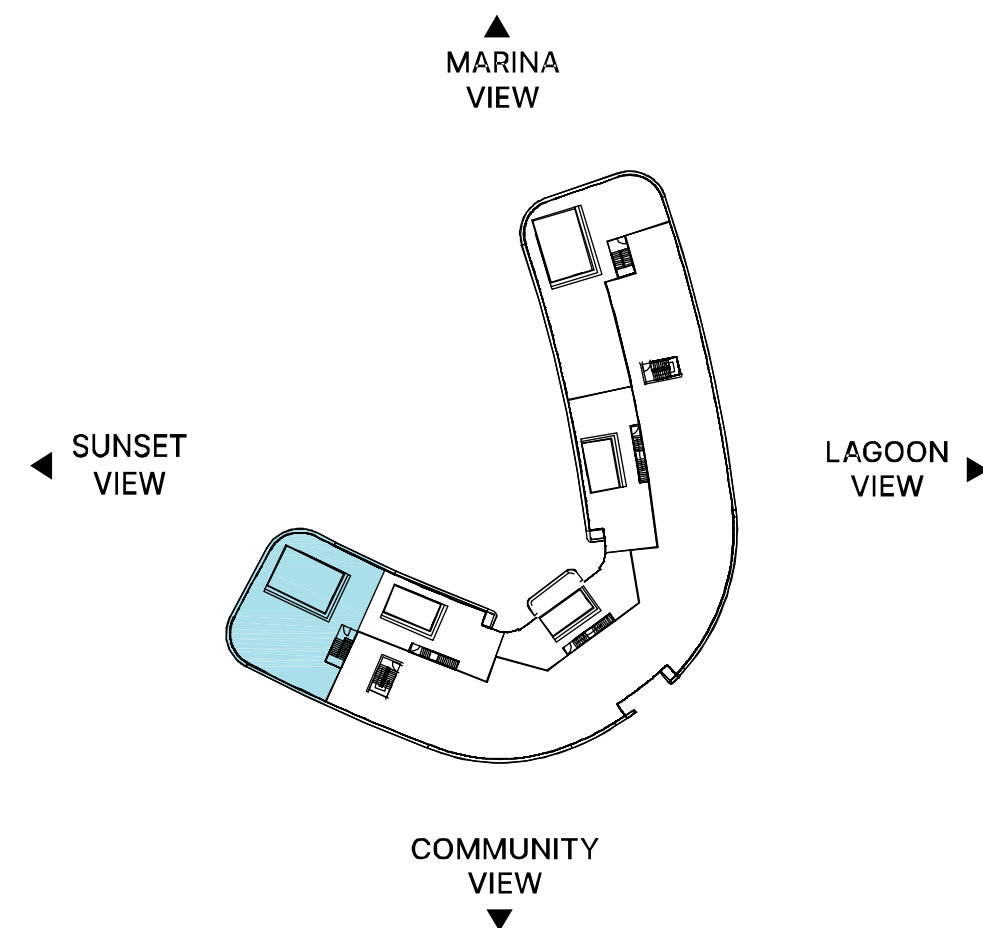
PROPERTY SIZING DETAILS

Project Type: Luxury Hotel Service Apartment
 Unit Type: 5BR
 Unit No: 704 + R
 Floor: 7
 No. of Parking: 3
 Plunge Pool in terrace: Yes
 Suite Area: 3562,21 sq. ft / 330,94 sq. m
 Balcony Area: 4528,59 sq. ft / 420,72 sq. m
 Total Area: 8090,80 sq. ft / 751,66 sq. m
 Furnished: Fully furnished and equipped

VILLA del GARDA

DUBAI ISLANDS

UPPER-LEVEL TERRACE No: 704



PROJECT DETAILS

Project Name: MR8: Villa Del Garda

Location: Dubai Islands

Estimated Completion Date: Q1 2028

PROPERTY SIZING DETAILS

Project Type: Luxury Hotel Service Apartment

Unit Type: 5BR

Unit No: 704 + R

Floor: 7

No. of Parking: 3

Plunge Pool in terrace: Yes

Suite Area: 3562,21 sq. ft / 330,94 sq. m

Balcony Area: 4528,59 sq. ft / 420,72 sq. m

Total Area: 8090,80 sq. ft / 751,66 sq. m

Furnished: Fully furnished and equipped

VILLA *del* GARDA

FULLY FURNISHED

VILLA DEL GARDA IS A FULLY FURNISHED,
SERVICED RESIDENTIAL CONCEPT

FIVE BEDROOM SUITS

₹ 40,569,000 - 45,605,000
8,114 SQ.FT - 9,121 SQ.FT

SERVICE CHARGE

- INTERIOR APARTMENT AREA: 30 AED PER FT²
- BALCONY AREA: 7.5 AED PER FT²

35/65

INVESTMENT PLAN

BOOKING FEE ₹100,000

20% + 4% DLD + ₹5,000 ADMIN FEE ON FIRST INSTALLMENT

5% WITHIN 6 MONTHS FROM THE BOOKING DATE

5% UPON 20% CONSTRUCTION COMPLETION

5% UPON 75% CONSTRUCTION COMPLETION

65% ON HANDOVER Q1/2028

RESALE OPTION AVAILABLE

ONCE 24% IS PAID



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a la carte SERVICES FOR EVERYDAY LIVING

À LA CARTE SERVICE
with additional charges

À La Carte Services are optional and subject to additional charges. When a residence owner reserves an À La Carte Service, the associated cost is typically billed to their personal account.

The Residence Concierge serves as the single point of contact, coordinating all À La Carte Services to ensure a seamless experience for residents. These services are customized to meet market demands and may include:

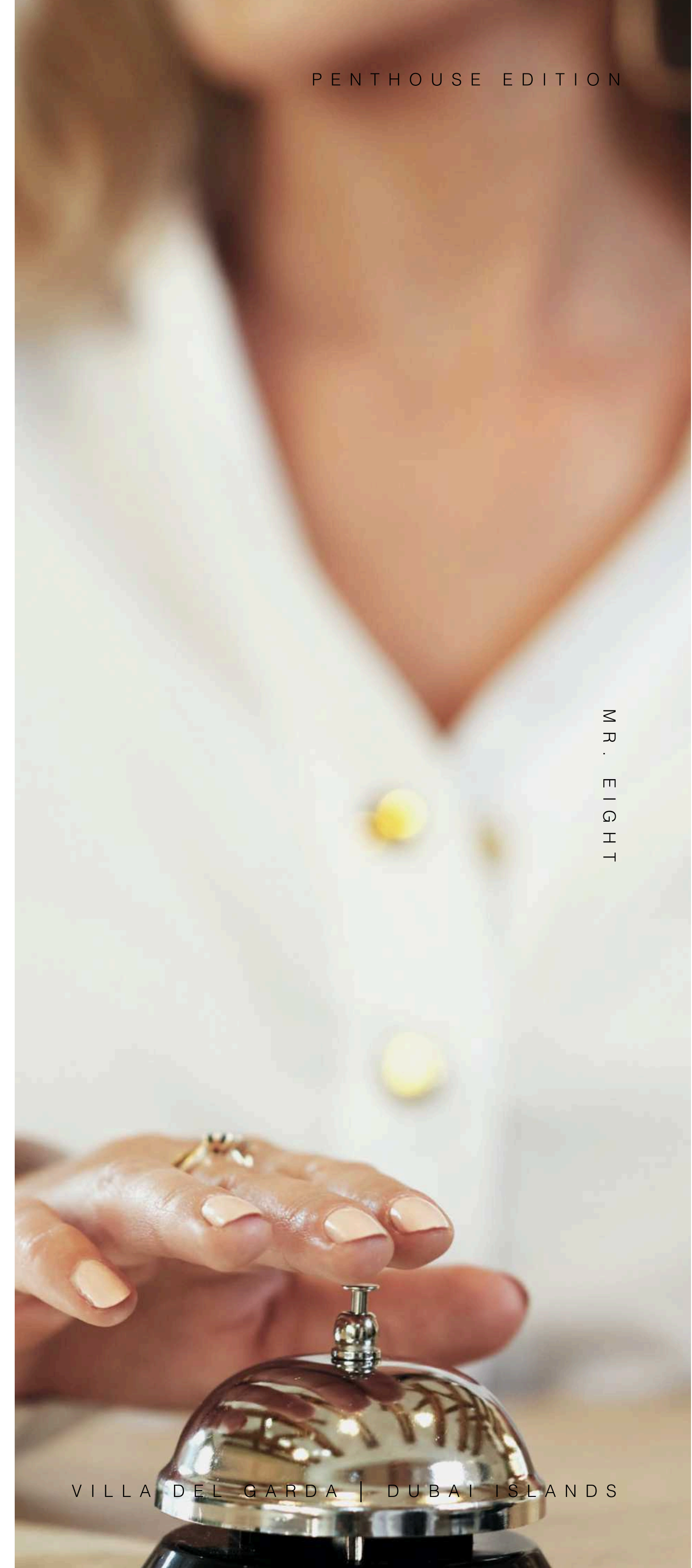
- ✦ PERSONAL TRAINER, YOGA, AND FITNESS INSTRUCTION
- ✦ MASSAGE THERAPIST
- ✦ SHOPPING SERVICES FROM DUBAI WATERFRONT MARKET
- ✦ CHILDCARE ASSISTANCE
- ✦ PRIVATE TRANSPORTATION AND LIMOUSINE SERVICES
- ✦ WHILE YOU ARE AWAY MAINTENANCE PACKAGE
For residents who travel frequently, we offer turnkey in-residence maintenance solutions, ensuring your home is impeccably maintained in your absence.
- ✦ DRY CLEANING AND LAUNDRY
- ✦ IN-RESIDENCE HOUSEKEEPING
- ✦ IN-RESIDENCE MAINTENANCE
- ✦ NUTRITIONIST, HEALTH, AND WELLNESS CONSULTATION
- ✦ PET MINDING, PET WALKING, AND RELATED SERVICES
- ✦ CAR DETAILING, CAR WASH SERVICES, AND REFUELLING
- ✦ 24-HOUR EMERGENCY REPAIR
After-hours emergency repair and non-routine or specialized repair and maintenance services are available to address your specific needs.

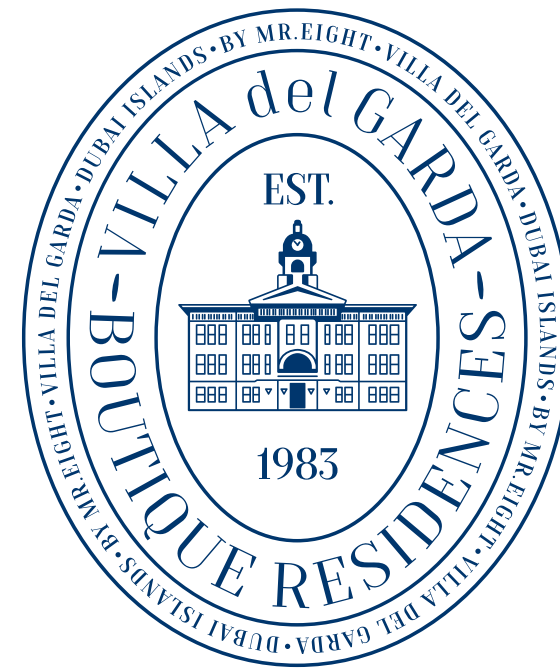
service charge

CORE SERVICES

The following core services are provided by Mr. Eight Management, an independent legal entity dedicated to delivering exceptional service and care for our residences in Dubai. These services are included in your service charge to ensure convenience and an unparalleled quality of life:

- ✿ RESIDENCE BELLBOY SERVICES
- ✿ DOORMEN AND VALET SERVICES
- ✿ 24/7 SECURITY
- ✿ LOBBY COFFEE MACHINE
- ✿ CLUBHOUSE/RESIDENCE LOUNGE STAFF
- ✿ COMMON AREA MAINTENANCE
- ✿ COMMON AREA HOUSEKEEPING
- ✿ UTILITIES FOR COMMON AREAS
- ✿ WIFI INTERNET IN THE RESIDENCE LOUNGE
- ✿ GENERAL AND ADMINISTRATIVE SUPPORT
- ✿ PROPERTY INSURANCE (BASE BUILDING AND COMMON AREAS)
- ✿ WEEKLY IN-RESIDENCE CLEANING, INCLUDING FULL BED LINEN, TOWEL, AND BATHROBE REPLACEMENT





The INFINITY AS A CENTERPIECE

At Villa del GARDA, a private residents-only territory is designed as a landscape of relaxation and social living. The space features a large adults' swimming pool surrounded by multiple lounge areas for gathering and leisure. At its center, a sculptural steel installation shaped as an infinity symbol serves as a visual landmark, reinforcing the sense of balance, continuity, and timeless design throughout the residence.



VILLA DEL GARDA | DUBAI ISLANDS

PENTHOUSE EDITION

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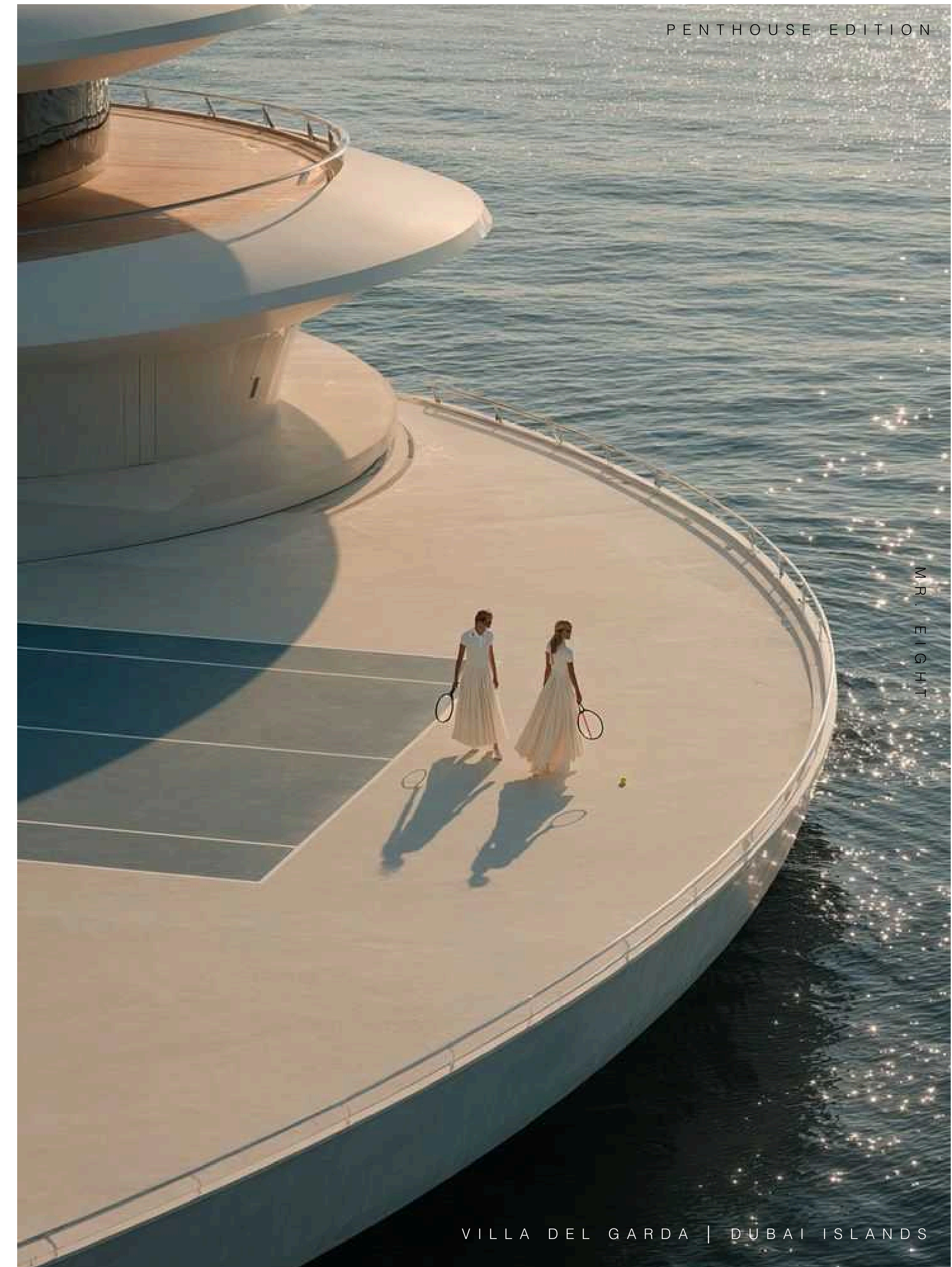
PENTHOUSE EDITION

VILLA DEL GARDA | DUBAI ISLANDS



YACHT-INSPIRED ARCHITECTURE

The architectural language of Villa del Garda is inspired by the world of yacht design and leading international shipyards. Clean horizontal lines, fluid forms, and a strong emphasis on proportion reflect the aesthetics of modern superyachts, where design is driven by precision, performance, and elegance. This inspiration translates into a residential architecture that feels light, dynamic, and timeless — creating a seamless dialogue between luxury living, craftsmanship, and the maritime spirit that defines life by the water.



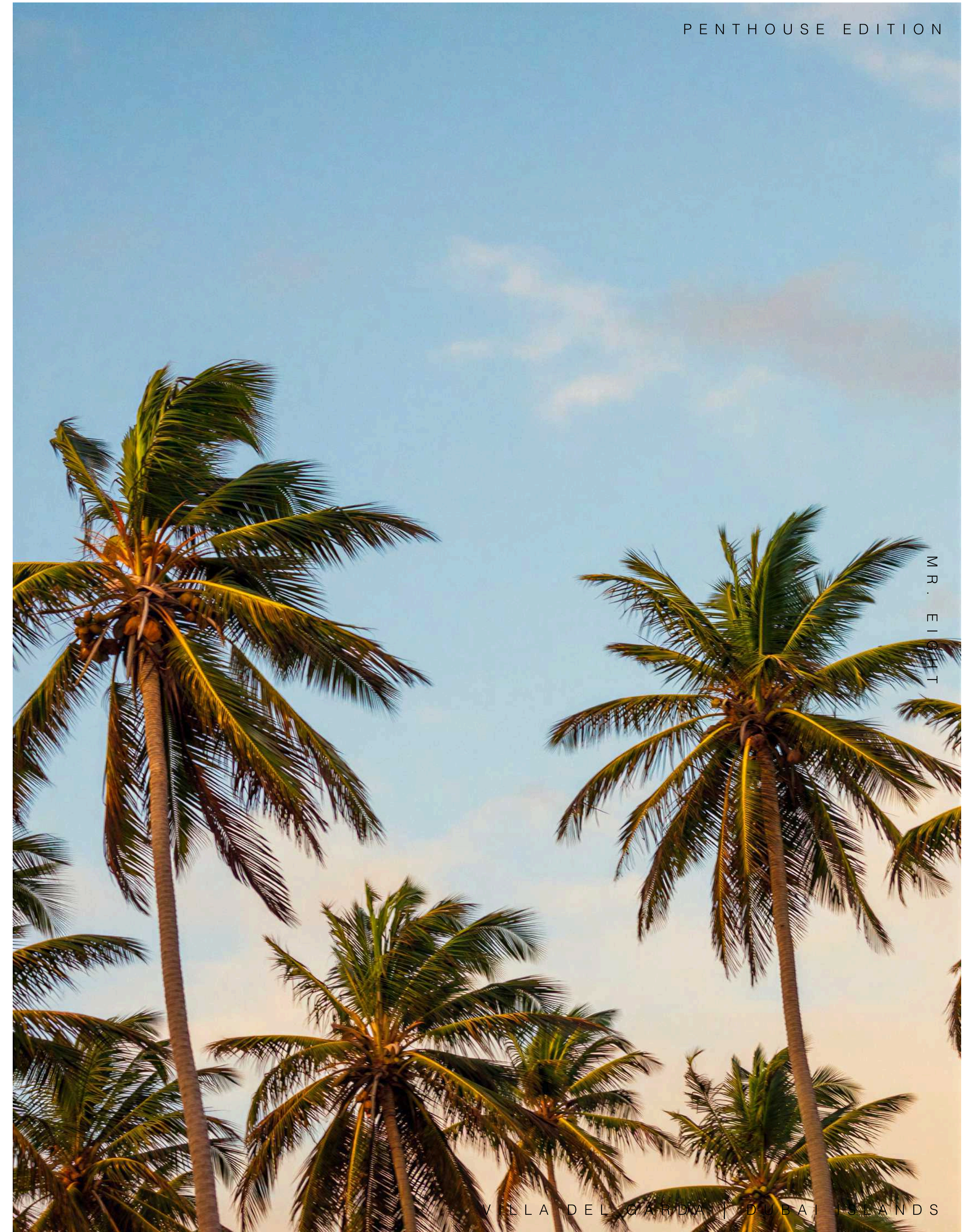
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The DESIGNED AROUND THE VIEW

The U-shaped architecture of the building is thoughtfully designed to maximize views, allowing the majority of residences to enjoy a unique outlook over the marina. Located on the first waterfront line, this configuration enhances both privacy and visual openness, creating a strong lifestyle appeal. From an investment perspective, such a layout significantly increases long-term value, as waterfront and marina-facing units consistently remain among the most desirable and liquid assets on the market.



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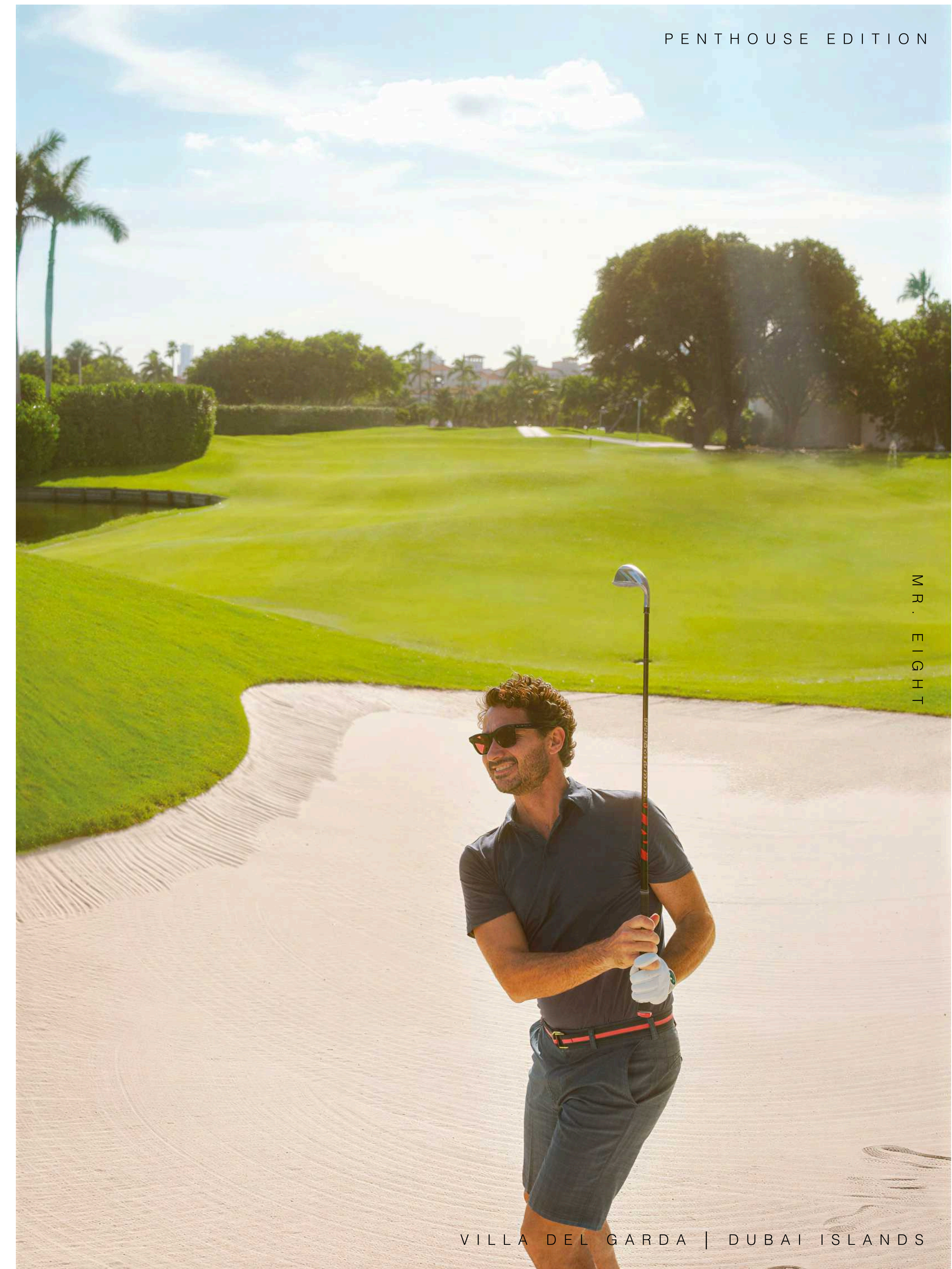
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The ISLAND LIVING

Dubai Islands is a rare island archipelago offering a fully integrated lifestyle with complete infrastructure in place. Residents enjoy everything from shopping destinations and dining to leisure facilities and an 18-hole golf course — all within the island community itself. This exceptional setting combines the privacy of island living with urban accessibility, located just 15 minutes from Downtown Dubai.

MR. EIGHT



MR. EIGHT

MR.EIGHT WORLD TOP 100 DEVELOPER

Mr. Eight Development, has been recognized among the Top 100 Developers Worldwide by the U.S.-based Luxury Lifestyle Awards, highlighting its excellence in architecture, innovation, and design.



INVESTOR AND LIFESTYLE OPPORTUNITY

This residence brings together the best of both worlds a smart investment and an elevated way of life. Perfectly positioned within one of Dubai Islands' most promising locations, it combines strong growth potential with the comfort, beauty, and privileges of boutique waterfront living. Whether you're seeking long-term value or a home that enhances your everyday experience, this address offers a rare opportunity to enjoy both financial return and refined lifestyle benefits.

EXCLUSIVE HOMEOWNER EXPERIENCE

Discover your world at Dubai Islands. Here, every day is designed around you from two championship golf courses and unspoiled beaches to luxury shopping, gourmet dining. It's a place where your lifestyle meets effortless convenience and every step feels like home.

DUBAI ISLAND AND URBAN MASTER PLAN 2040

Dubai Islands forms a priority development area under the Dubai 2040 Urban Master Plan — a strategic vision personally endorsed by Sheikh Mohammed bin Rashid Al Maktoum. Re-branded from "Deira Islands" in 2022, the project now serves as a flagship initiative for Dubai's future growth, sustainability and global prestige.

MR. EIGHT

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EMILS DAUJATS
Director

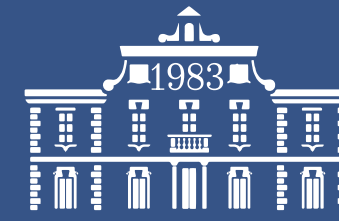


ALEXANDRA MOGILEVSKAYA
Executive Director

OUR SUPERPOWER: WE DESIGN, DEVELOP, AND BUILD EVERYTHING IN-HOUSE

Mr. Eight Development is a boutique real estate developer dedicated to creating exclusive residences that embody European refinement and craftsmanship. Each project reflects a balance of timeless design, thoughtful functionality, and emotional warmth — homes crafted with the same care and detail we would desire for ourselves. Our vision goes beyond construction; it's about shaping meaningful living spaces that inspire comfort, beauty, and lasting value.

p.s. mr. eight



∞ MR.EIGHT
BRANDED RESIDENCES BY

Integrated Development Cycle
A COMPLETE VERTICAL THAT ENSURES ABSOLUTE CONTROL

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LAND ACQUISITION

We begin with the most important decision — location. Every plot is carefully selected by our team to ensure long-term value, architectural potential, and strong market demand. We choose only those sites that meet our highest criteria.

IN-HOUSE DESIGN & DEVELOPMENT

All concept creation, architectural planning, technical documentation, interior design, branding, marketing, and sales are carried out in-house. This gives us complete control, allowing each project to be cohesive, iconic, and thoughtfully crafted for end-users and investors.

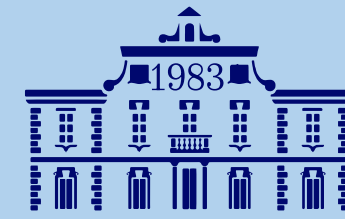
CONSTRUCTION & DELIVERY

Our final stage is execution — building and realising the project. From construction oversight to final finishing, we maintain the same attention to detail that defines the Mr. Eight philosophy. The result is a product built to the highest standards of luxury living.

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BRANDED RESIDENCES BY

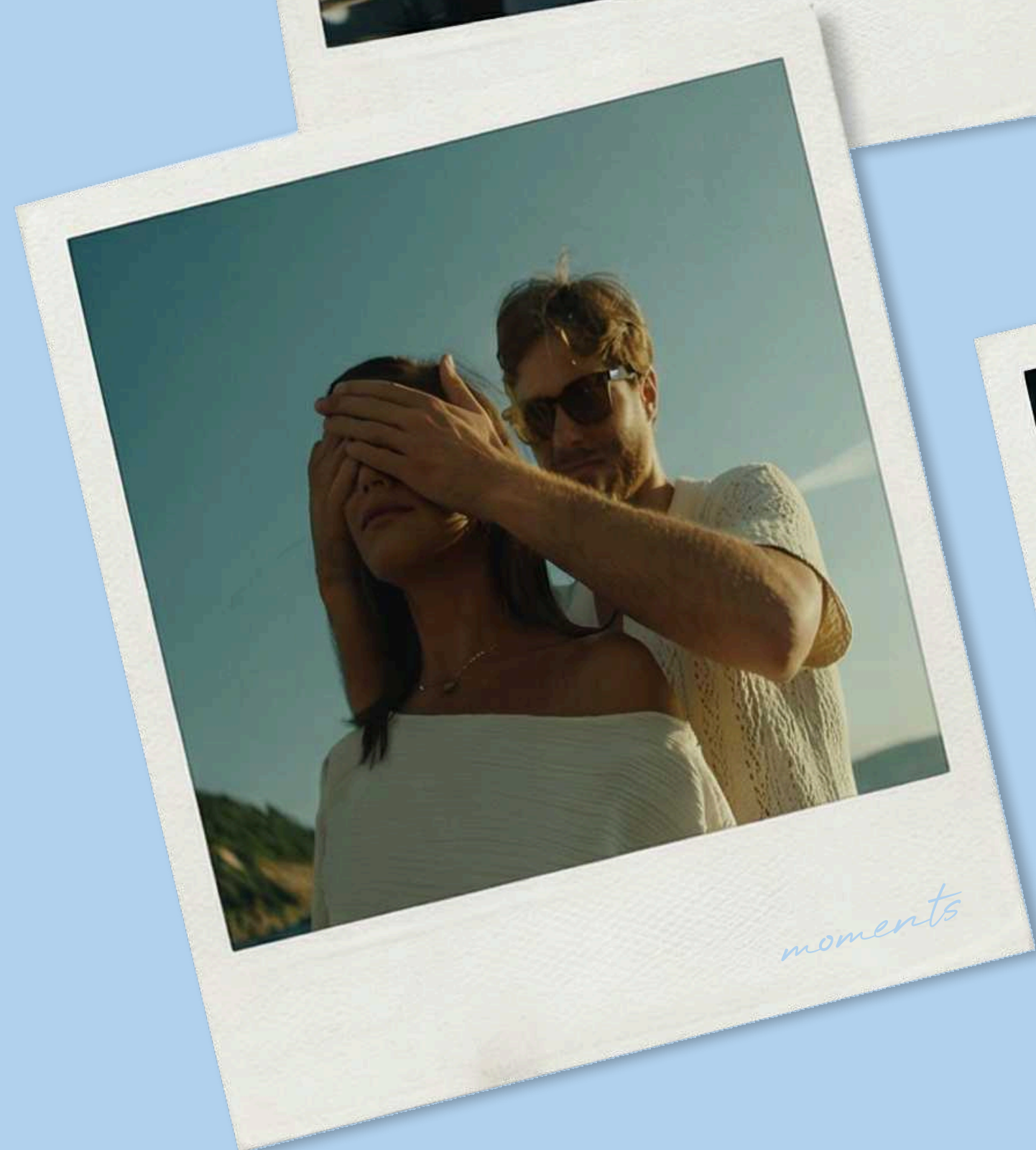
VILLA *del* GARDA

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Villa del GARDA is designed to push the boundaries of architectural excellence. Every apartment within the building is crafted with meticulous attention to detail, featuring high-end materials and modern, sleek interiors. With expansive floor-to-ceiling windows, residents enjoy unobstructed views of the Arabian Gulf, while the open-concept layouts are perfect for entertaining or simply relaxing in style. Apartments are fitted with top-of-the-line finishes, including private balconies with unparalleled water views, luxury kitchens with cutting-edge appliances, spacious living areas flooded with natural light, elegant bedrooms with ensuite bathrooms, and premium flooring and finishes. Living at Villa Del GARDA means more than just owning a home; it's about embracing a lifestyle of luxury and exclusivity. Residents enjoy access to a host of premium amenities, including infinity pools overlooking the coastline, state-of-the-art fitness centers equipped with the latest technology, a private clubhouse for residents to socialize, relax, or entertain guests, and 24/7 concierge and security services ensuring privacy and peace of mind.

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MR. EIGHT

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VILLA *del* GARDA
PENTHOUSE

EDITION

MR. EIGHT

MR. EIGHT

PENTHOUSE

PRIME FIRST-ROW YACHT CLUB LOCATION
DUBAI ISLANDS

